FORT DETRICK TOWN HALL MEETING

21 April 2004

RESIDENTIAL COMMUNITIES INITIATIVE

RCI Mission Statement

- Provide Soldiers and Family Members Access to Quality Housing
- Renovate and Upgrade Existing Housing
- Eliminate Housing Deficit
- Improve Quality and Appearance of Residential Communities
- Provide Effective and Efficient Operating and Maintenance Programs

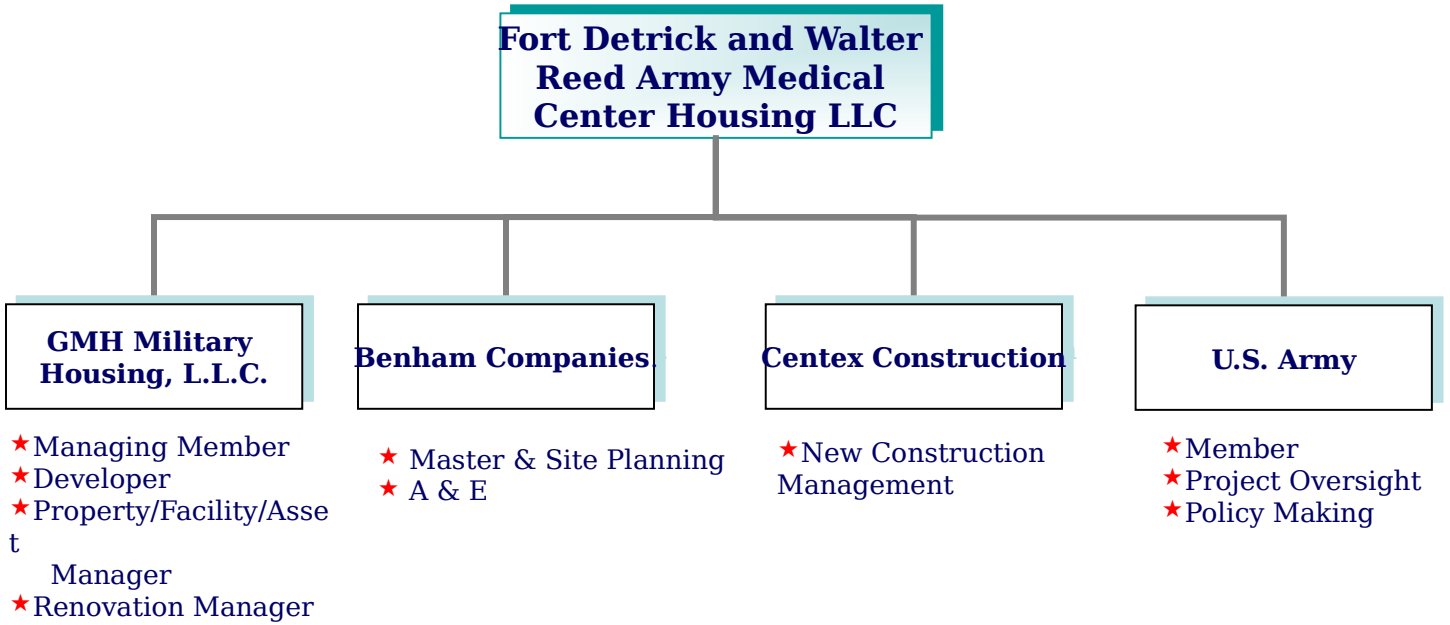
RCI Vision Statement

To make Fort Detrick a great place to live by providing soldiers and their families attractive, adequately sized, well-maintained and landscaped communities whose quality meets or exceeds comparable homes available off the installation.

RCI Vision

- **Long-term partnership with developer who has vision, commitment, and financial ability to provide quality housing in quality neighborhoods**
- **End state of 609 homes**
- **Align housing with demographics of assigned soldiers**
- **Enhance quality of family life**
- **Increase personal space and storage space**
- **Improve visual appeal**
- **Enhance quality of community life**
- **Parking, recreation areas, community centers**
- **Retain ability to provide housing for all grades**
- **Maintain security, safety, public health, environment**

Project Team



GMH Associates, Inc.

- ★ 18-year operating history
- ★ $1.5B owned and/or managed
  - 15,000+ residential housing units
  - 2.2 million sf of other real estate

GMH Associates, Inc.

GMH Military Housing

www.gmhmilitaryhousing.com

Community Development and Management Plan (CDMP)

- ✓*CDMP Development Awarded – 1 July 2003*
- ✓*CDMP Staffed to DA, OSD, and OMB –19 Dec 2003*
- ✓*Congressional Review Complete and Notice to Proceed Issued – 3 May 2004*
- ✓*Solicitations Issued under commercial procedures – May - June 2004*
- ✓*Transition Period – 4 May - 1 June 2004*
- ✓*Transfer of Operations – 1 June 2004*

FORT DETRICK

PLANNING FOR THE FUTURE

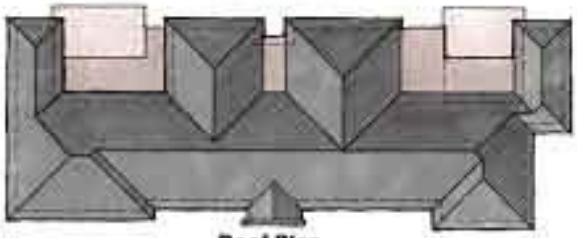
Townhome Rendering

Community Centers

Front Elevation

Right Side Elevation
(Left Side Similar)

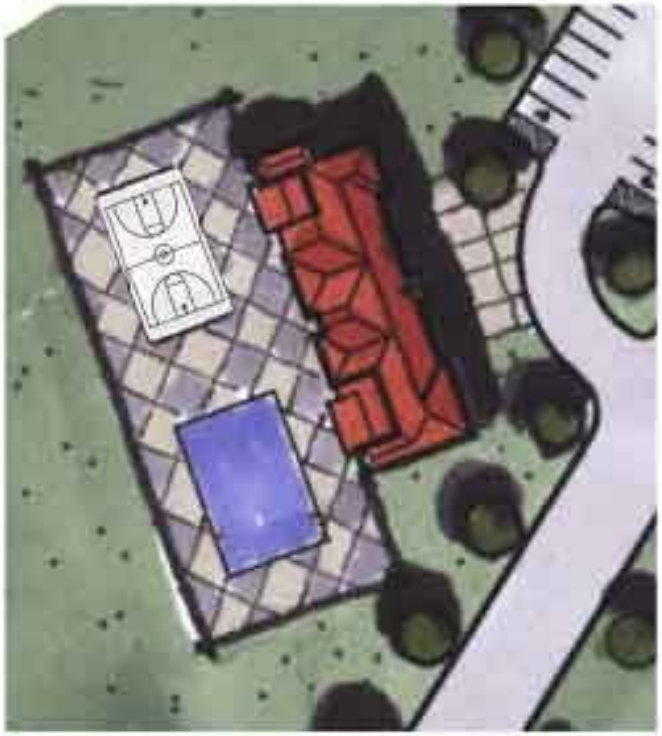
Rear Elevation



Roof Plan

Second Floor

First Floor



Typical Site Plan

WELCOME

GMH Military Housing

Residential Responsibility Agreement

Informational Briefing

GMH Military Housing Goals

- Provide Soldiers and Family Members Access to Quality Housing.
- Renovate and Upgrade Existing Housing.
- Improve Quality and Appearance of Residential Communities.
- Provide Effective and Efficient Operating and Maintenance Programs.

Resident Responsibility Agreement

- RRA has been reviewed by the SJA.
- Resident must sign the RRA by 31 May 2004 <u>prior</u> to living in Privatized Military Family Housing.
- RRA contains policies and procedures cover residency.

Frequently Asked Questions

Who is my new Landlord?

GMH Military Housing has been selected by the U.S. Army to be the private sector partner for the Fort Detrick family housing privatization project and your Community Manager is Mr. Ken Stahl.

What will GMH provide?

GMH will be responsible for the creation of quality communities and the directing of the fifty-year project. This will involve an initial development period for the construction of new homes and the renovation of some. Maintenance operations for all residences will also be in place.

When will I sign the RRA?

Lease signing is scheduled for 6 May 2004 from 0800 to 1700 hours at the Community Activity Center.

What is the initial term of my RRA?

- The first term of the RRA is one year.
- It will then revert to a month-to-month.

If I am moving during June 2004, do I still have to sign the RRA? Why?

- Yes. To live in Privatized Military Family Housing a RRA must be signed. This is because a legal document must be signed to protect both GMH and the Military Member.

What happens if I get orders?

- The RRA provides provisions to terminate for PCS orders or TDY in excess of 90 days with the standard 30 day notice required.

How will the RRA be signed by spouses if the Military Member is TDY?

- The RRA can be signed by a spouse with a Special Power of Attorney.

Will my personal information on the RRA and related forms be kept private?

- Yes

What will my rent be?

- The rent allotment will equal the soldiers BAH.

Will my BAH show on my LES?

- Yes, your BAH shows as an entitlement and an allotment to GMH Military Housing.
- You will see no change in your net take home pay.

Will my BAH allotment amount ever change?

- Yes, when official rate changes occur for BAH
- When a Service Member has an increase or reduction in pay grade

Will I have to pay income tax on my BAH?

- No, BAH is not taxable.

Will BAH impact nutrition programs?

- BAH is currently not counted as income when calculating eligibility for any national nutritional programs.

How will the utilities work?

- All utilities are included in the current BAH allotment:
  - Exceptions
    - Cable TV
    - Phone/Internet
- Individual electric/gas metering is planned with the renovations and new construction. An average consumption will be determined over a one year period. Excesses will be paid by the military family and surplus will be refunded to the family.
- Projected time frame is 24 to 36 months.

Will I have a Utility Deposit?

- Not for water, electric or gas.
- Contact local utilities for phone and cable deposits.

Will I need renters insurance?

- We will provide personal property (content) insurance of $20,000 with a $250 deductible that will provide coverage. You may want to purchase additional personal property and LIABILITY insurance.

If I have a policy, which coverage applies to a loss?

- Use your present policy for losses not covered by this policy
- For losses covered by both policies, this policy would be supplemental and would apply as excess over your other policy

How does this insurance policy settle a loss?

- The insurer may elect to repair the item
- Replace the item; the cost of replacing with a similar item would apply
- Give actual cash value for replacement of the property; less depreciation or cost of repair

If my pet bites a neighbor do I have coverage?

- No, you are not covered by this policy for personal liability claims

What happens to my old Liability Agreement?

- It terminates 31 May 2004.

What happens to my old inspection report?

- It will remain in your permanent file and will be used to clear quarters at move-out.

Who is allowed to reside in the home?

- All persons listed on the RRA.
- For extended visiting guests refer to your Resident Guide.

Who can enter my home?

- You may sign an “Authorization to Enter” addendum attached to your RRA.
- GMH Military Housing personnel will enter for maintenance calls (with an Authorization to Enter).
- We will enter for routine inspections and preventative maintenance with advance notice (with an Authorization to Enter).
- No notice will be given if an emergency exists.

Can my pets stay?

- Yes, all pets must be registered with the Community Management Office.
- Everyone needs to sign Pet Addendum attached to RRA whether you have a pet or not.
- If pet status changes a new Pet Addendum must be executed.

What vehicles can I park?

- Vehicles in working order.
- Unregistered, inoperable, unlicensed, cars on jacks or abandon vehicles are prohibited.
- No RVs, boats, campers, trailers can be parked in neighborhoods.
- Violations will go through the Security Police and are subject to towing.
- Please contact the Community Manager concerning questions in this area.

Who will handle my service requests?

- GMH will provide maintenance service starting 01 June 2004.
- GMH will receive any open service requests made prior to 01 June 2004
- Service orders may be either called in, dropped off at the community office or submitted via our website. www.ftdetrickhomes.com
- Please provide a contact phone number in case of an emergency.

Where do I address my housing concerns?

- Effective 01 June 2004 all questions should be directed to the Community Management Office located at Building 1400 Ditto Avenue. The telephone number is (240) 379-6518.

Thank you

This concludes our briefing.